

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING: February 21, 1973

Application No. 11296 - Homes Oil Realty Company, Inc., Applicant

On motion duly made seconded and carried with a vote of 4-0, the following Order of the Board was entered at the executive meeting of June 26, 1973.

EFFECTIVE DATE OF ORDER - JUL 2 1973

ORDERED:

That the application for a special exception to establish a gasoline service station and parking lot at 800 M Street, N.W., lot 873 (formerly lots 845, 847 and 870), Square 401, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. Subject property is located in a C-2-A District.
2. Applicant will remove all existing buildings and dig up or abandon all existing tanks. Applicant will erect a new building for storage, rest rooms, outside vending area and trash storage area, and construct three new islands with an office building 8 feet by 10 feet on the center island.
3. All three islands will be covered by a canopy will be 14 feet above driveway grade.
4. A new 25-foot concrete driveway will be constructed.
5. Applicant will not continue the parking of cars once the old station has been torn down.
6. The Department of Highways and Traffic submitted a report to the Board in which they offered no objection to the approval of this request.
7. No opposition to the granting of this appeal was registered.

OPINION:

The Board is of the opinion that the application should be granted. Further, the Board is of the opinion that the continuation of this gasoline service station will not create dangerous

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and otherwise objectionable traffic conditions and that the station will be in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.


This Order shall be subject to the following conditions:

- a. Any lighting used to illuminate the gasoline service station will be so arranged that all direct rays of light are confined to the area of the site.
- b. No vehicular entrance or exit to the service station and no part of the service station itself shall be within 25 feet of a residential district.
- c. No entrance or exit driveways shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: _____


ARTHUR B. HATTON
Acting Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND /OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.